



Entered on Docket  
August 02, 2010

  
Hon. Mike K. Nakagawa  
United States Bankruptcy Judge

WILDE & ASSOCIATES  
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Wells Fargo Bank, N.A.  
10-71105

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

In Re:

Jin Y. Kim

Debtor.

BK-S-10-13480-mkn

MS Motion No. 22  
Date: 7/14/10  
Time: 1:30

Chapter 13

**ORDER RE ADEQUATE PROTECTION**

Secured Creditor's Motion for Relief from the Automatic Stay having come on for hearing in the above-entitled Court, all appearances as noted on court record, and based upon all the papers and pleadings on file herein and good cause appearing therefor,

1 IT IS HEREBY ORDERED, ADJUDGED and DECREED that the debtor will cure the  
 2 post-petition arrearages currently due as follows:

3	4 Monthly Payments(s) at \$1,672.90	\$6,691.60
4	(April 1, 2010 - July 1, 2010)	
5	4 Late Charge(s) at \$66.92	\$267.68
6	(April 1, 2010 - July 1, 2010)	
7	Motion for Relief Filing Fee	\$150.00
8	Attorneys Fees	\$750.00
9	Total	\$7,859.28

10 The total arrearage shall be paid in six monthly installments. Payments one through five  
 11 (1-5) in the amount of \$1,309.88 shall be in addition to the regular monthly payment and shall be  
 12 due on or before the 20th day of the month commencing with the August 20, 2010 payment and  
 13 continuing throughout and concluding on or before December 20, 2010. The sixth final payment  
 14 in the amount of \$1,309.88 shall be paid on or before January 20, 2011.

15 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Debtor shall resume  
 16 and maintain the regular monthly payments in a timely fashion, outside of any Bankruptcy Plan,  
 17 beginning with the , payment, on Secured Creditor's Trust obligation, encumbering the subject  
 18 Property, generally described as 2642 Cottonwillow Street , Las Vegas, NV 89135, and legally  
 19 described as follows:

20 PARCEL ONE (1):  
 21 LOT THIRTY-FIVE (35) IN BLOCK ONE (I) OF FINAL MAP OF STRATFORD  
 22 COURT SUMMERLIN VILLAGE 14A EAST PHASE 1A, AS SHOWN BY MAP  
 23 THEREOF ON FILE IN BOOK 84 OF PLATS, PAGE 91 AND AMENDED BY  
 24 CERTIFICATE OF AMENDMENT RECORDED JANUARY 21, 2000 IN BOOK  
 25 20000121 AS DOCUMENT NO. 00623 IN THE OFFICE OF THE COUNTY  
 26 RECORDER OF CLARK COUNTY, NEVADA.

27 PARCEL TWO (2):  
 28 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND RECREATIONAL  
 29 USE ON AND OVER THE COMMON AREA AS SET FORTH IN THE MASTER OF  
 30 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND  
 31 RESERVATIONS OF EASEMENTS FOR SUMMERLIN SOUTH COMMUNITY  
 32 ASSOCIATION RECORDED DECEMBER 31, 1991 IN BOOK 911231 AS  
 33 DOCUMENT NO. 01517, AS THE SAME MAY FROM TIME TO TIME BE  
 34 AMENDED AND/OR SUPPLANTED IN THE OFFICE OF THE COUNTY  
 35 RECORDER OF CLARK COUNTY, NEVADA, WHICH EASEMENT IS  
 36 APPURTENANT TO PARCEL I (1).

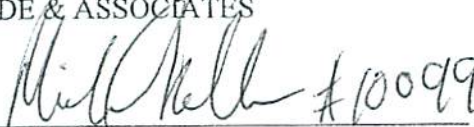
IT IS FURTHER ORDERED, ADJUDGED and DECREED that if the Debtor fails to make any payments as stated in this Order, or fail to maintain the regular monthly payments on Secured Creditor's Trust Deed obligation, allowing the normal grace period, then Secured Creditor may file and serve upon Debtors and Debtors' counsel, a fifteen (15) Day Notice Declaration Re Breach of Condition. For each such Declaration Re Breach of Condition filed, there shall be assessed an attorney fees of \$100.00, to be paid by the Debtors upon any reinstatement. If upon the sixteenth (16th) day Debtors have failed to cure the delinquency, then Secured Creditor may submit to this Court an Order vacating the automatic stay as to Secured Creditor, and Secured Creditor may thereafter proceed with foreclosure proceedings upon the subject Property, pursuant to applicable State Law, and take any action necessary to obtain complete possession thereof.

IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give Debtor at least five business days' notice of the time, place and date of sale.

Submitted by:

WILDE & ASSOCIATES

By

 #10099  
GREGORY L. WILDE, ESQ.

Attorneys for Secured Creditor  
212 South Jones Boulevard  
Las Vegas, Nevada 89107

APPROVED AS TO FORM & CONTENT:

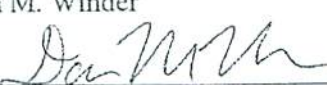
Kathleen A Leavitt

By

  
Kathleen A Leavitt  
Chapter 13 Trustee  
201 Las Vegas Blvd., So. #200  
Las Vegas, NV 89101

Dan M. Winder

By

  
Dan M. Winder  
Attorney for Debtors  
3507 W. Charleston Blvd.  
Las Vegas, NV 89102

Nevada Bar No. 1569

1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☒ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☐ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☒ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☐ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor